



8 Kershaw Drive
Lancaster | LA1 3FY

MATTHEWS
BENJAMIN



8 KERSHAW DRIVE

LANCASTER

Situated within the protection of a Conservation Area, this attractive semi-detached house was built in 2015/16 by local developers P J Livesey. It forms part of the larger and prestigious development of The Residence, altogether creating an attractive mix of styles and sizes of properties which inevitably and successfully appeal to a wide cross section of owners and occupiers. Spacious, light and well planned, the accommodation has been finished to a high standard (such as brushed chrome sockets and switches throughout) and further upgraded by the present owner (fitted wardrobes and a fabulous, landscaped back garden), the house is well presented, attractively decorated in a contemporary palette of muted colours and ready to move straight into with no upward chain.

Stone flagged steps and for step free access, a separate flagged ramp lead, to a covered porch spans the front door and opens to a hall with a deep, shelved understairs cupboard. The cloakroom is roomy with a tiled floor and part tiled walls, there is a loo, floating wash basin and chrome heated towel rail. It too has a handy storage cupboard. The living space is open plan with a generously proportioned sitting/dining room which spans the rear elevation and has bi-folding doors out to the garden and a lovely view over the garden to the tree line at the far side of the adjoining playing green. The kitchen is largely open to the reception room and makes for relaxed, sociable living. White high gloss handle-less cabinets have tactile quartz worktops, upstands and hob splashback. The sink unit has a waste disposal unit and hose tap.

Off the first floor landing are three double bedrooms. The main bedroom has been attractively fitted with a wall of wardrobes, the central mirror doors open to a fitted dressing table with quartz top, mirror and socket for a lamp and hairdryer. Clever! This bedroom has a fully tiled ensuite shower room with a luxurious large rainfall shower, floating wash basin, loo and chrome heated towel rail. The house bathroom is equally stylishly appointed with a bath (with shower attachment and screen above), floating wash basin and loo. It's fully tiled, has a chrome heated towel rail and a cupboard housing the boiler with good storage space for your towels and linens.

Outside the house is set back off the road behind smart railings with a planted bed providing greenery. The back garden is enclosed with a side gate, making it safe for children and pets. It's impressive and a notch above others as it has been professionally landscaped to incorporate two circular all-weather artificial lawns, neatly edged with stone and bordering a sandstone flagged seating terrace. Vertically cut sleepers create raised beds and include a bench which has been surrounded by fragrant lavender. A wooden shed provides great storage. There are two private parking space in the adjacent bay as well as various designated visitor spaces for your guests.





GOOD
VIBES
ONLY

ALWAYS
BRING
YOUR OWN
SUNSHINE

LET GO
OF THE
THOUGHTS
THAT DON'T
MAKE YOU
STRONG

Hello
beautiful

LOCATION

Offering the best of both worlds and providing an attractive balance to life, all that the busy and bustling city of Lancaster has to offer is within walking distance and yet returning home this is quiet place to live with a view from the rear elevation of the trees and the playing field (part of the Conservation Area) and an impressive outlook to the front over towards the striking residential development, The Residence. There's a Co-op within walking distance for everyday essentials and a bus service from the end of the drive into the city centre with frequent services. Lancaster has an established cultural and music scene, bars and restaurants offering cuisines from around the world, an excellent range of high street and independent shops, comprehensive professional services, two universities (Lancaster and Cumbria) and both private and NHS hospitals. Locally there are several primary schools (St Bernadette's Catholic Primary School, Moorside Primary School, Lancaster Christ Church CoE Primary School and Quernmore CoE Voluntary Controlled Primary School) and for secondary schools, the house is within catchment area for the prestigious Lancaster Royal Grammar School, Lancaster Girls' Grammar School and Ripley St Thomas CoE Academy. The location provides good transport links, there is convenient access onto the M6 at either J33 or J34 depending on the direction of your travel and a train station on the main West Coast line. London and Edinburgh can be reached within 2.5 hours by train, while Manchester is reached in under an hour. It's also possible to bypass the city's one way system from here for travel to the university or J33. Great countryside is easy to reach from the city, the AONB of the Forest of Bowland, the Lune Valley and the National Parks of the Lake District and Yorkshire Dales. Straight from the door, the renowned Williamson Park with the impressive Ashton Memorial is within walking distance.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.







DIRECTIONS

what3words kitchens.including.aimed
Use the postcode **LA1 3FY** on Sat Nav with reference to the directions below:

Approaching from the centre of Lancaster on the one way system: upon reaching central Dalton Square with the monument dedicated to Queen Victoria, take the left hand lane and turn left immediately before Lancaster Town Hall. Proceed onto Nelson Street which then becomes East Road and finally Quernmore Road as it climbs out of the city. Once the road has levelled out, you'll pass the side gates to Williamson Park on the right, go straight over the mini roundabout and turn second left onto Kershaw Drive which has a smart splayed entrance, set back off the road with black wrought iron railings. Continue straight ahead. The imposing structure of The Residence is on the right. No. 8 is on the left. When viewing, please turn into the parking area before the house and park in one of the two designated spaces immediately on the right, these are named NB11 and NB12 with small signs set at lower level.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a baxi combination boiler in the bathroom. Security alarm. Television and telephone sockets in the reception room and all three bedrooms. Exterior lighting.

BROADBAND

Ultrafast speed available from Openreach/Nexfibre of 1139 Mbps for downloads and for uploading 220 Mbps.

Mobile

Indoor: O2 reports a 'likely' Voice service and a 'limited' data services. Three and Vodafone report 'limited' Voice and Data services. No EE services are reported.

Outdoor: EE, Three, O2 and Vodafone all reported as 'likely' for Voice and Data services.

Broadband and mobile information provided by Ofcom.

TENURE

Freehold

INCLUDED IN THE SALE

Fitted carpets, curtain poles, blinds, light fittings and integral kitchen appliances as follows: NEFF electric oven and 4 ring gas hob, CDA fridge, freezer, dishwasher and washer/dryer.

PLEASE NOTE

A service charge of £527.05 per annum (2024 figure) is payable and covers the upkeep of communal grounds and lighting. No commercial vehicles or vans are permitted in the parking areas.

LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band D

GUIDE PRICE

£325,000

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

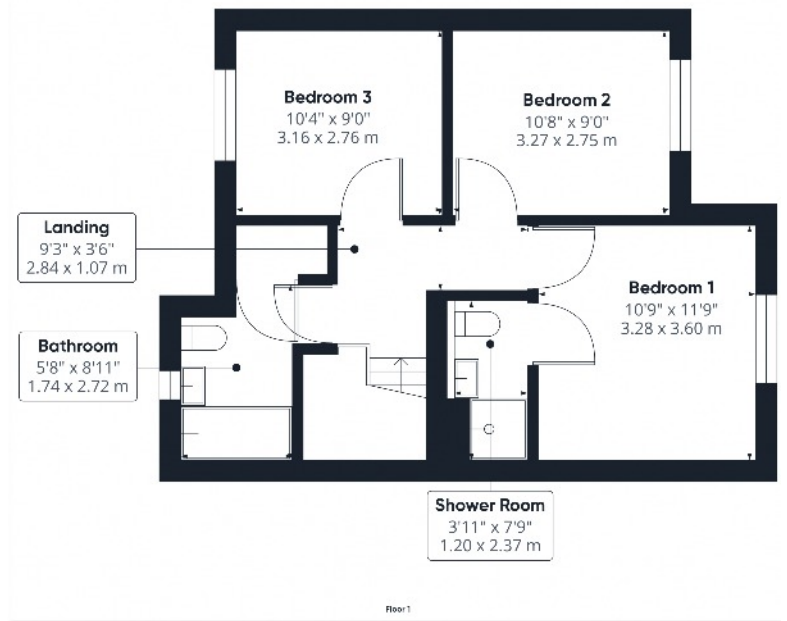
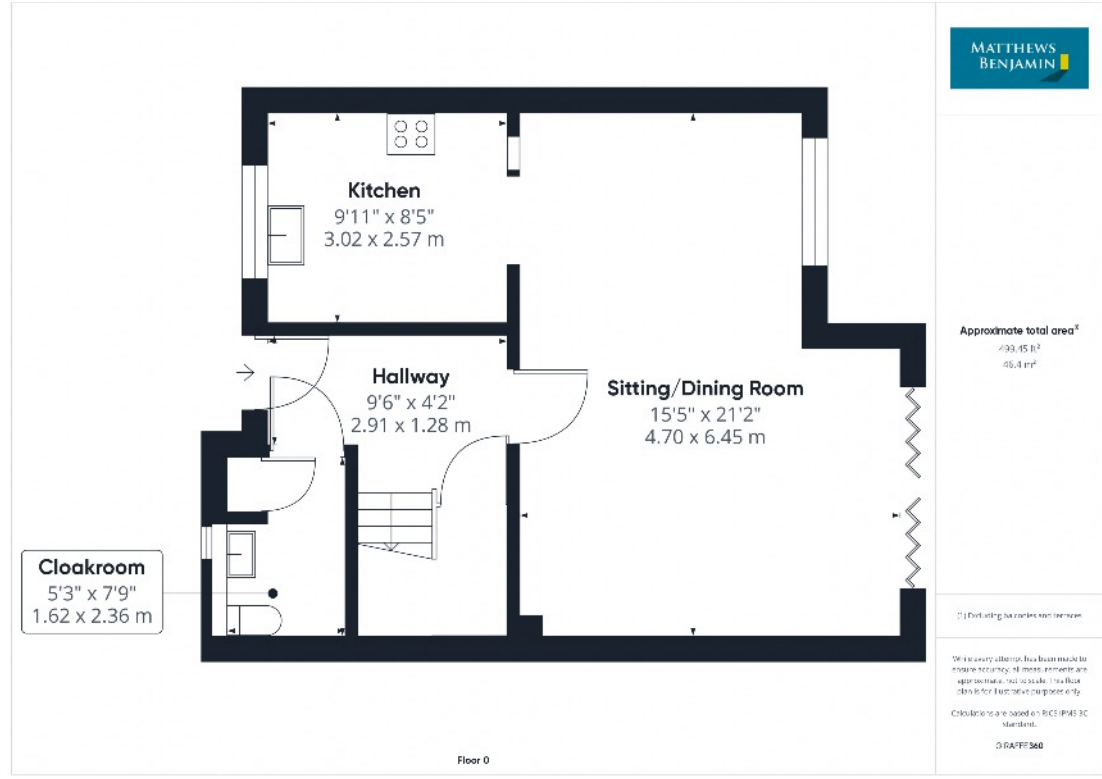
Approximate total area*
 493.45 ft²
 45.4 m²

*Excluding balconies and terraces

We have every effort been made to ensure accuracy, if possible, errors are apparent, we will be pleased to rectify them for the purposes of this document.

Calculations are based on RICS IPMS 3C standard.

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Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

19 Castle Hill, Lancaster, LA1 1YN
 t 01524 384960
 e sales@matthewsbenedict.co.uk

